

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
E/S Sihler Oaks Trail, 295' +/- N *
centerline of Mink Hollow Court * DEPUTY ZONING COMMISSIONER
2nd Election District *
3rd Councilmanic District * OF BALTIMORE COUNTY
(4307 Sihler Oaks Trail) *
* CASE NO. 02-277-X
Mary M. & Edward M. McFadden
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Edward and Mary McFadden. The Petitioners are requesting a special exception for property they own at 4307 Sihler Oaks Trail. The special exception request is to approve a professional office for a certified public accountant in a D.R.3.5 zone.

Appearing at the hearing on behalf of the special exception request were Edward and Mary McFadden, owners of the property and Paul Lee, professional engineer with Century Engineering. There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this special exception request, consists of 0.229 acres, more or less, zoned D.R.3.5. The subject property is improved with a 2-story, single-family residential dwelling. Mrs. McFadden is a certified public accountant and is desirous of locating an office within her home. She has physical limitations which prevent her from maintaining a full-time practice outside her residence. Therefore, she wishes to operate an office from within her home in the area as shown on the floor plan submitted on Petitioners' Exhibit No. 1. Her hours of operation are fairly limited and the amount of traffic that will come and go to her property minimal. Testimony further revealed that she consulted with her surrounding neighbors and the board of directors of her community

3/12/02
R. J. G. [signature]
[illegible text]

association, all of whom have no objection to this request. Having considered the testimony and evidence offered, I find that the special exception should be granted to allow Mrs. McFadden to operate a professional office within her home.

It is clear the Baltimore County Zoning Regulations permits the Petitioners' use in an D.R.3.5 zone by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the use is conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioners' Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief request in the special exception shall be granted.

THEREFORE, IT IS ORDERED this 12th day of March, 2002, by this Deputy Zoning Commissioner, that the Petitioners' Request for Special Exception, to approve a professional

3/12/02
R. Jensen

1. The Petitioner shall be prohibited from allowing any clients or customers to park their vehicles on the panhandle driveway which services this property.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

3/12/02
R. Jameson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 12, 2002

Mr. & Mrs. Edward M. McFadden
4307 Sihler Oaks Trail
Owings Mills, Maryland 21117

RE: Petition for Special Exception
Case No. 02-277-X
Property: 4307 Sihler Oaks Trail

Dear Mr. & Mrs. McFadden:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special Exception has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Office of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Paul Lee, P.E.
c/o Century Engineering
32 West Road
Towson, MD 21204

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 4307 SIHLER OAKS TRAIL

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

FOR PROFESSIONAL OFFICE IN A DR 3.5 ZONE (CERTIFIED PUBLIC ACCOUNTANT #9340)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

~~Contract Purchaser/Lessee~~ ENGINEER:

PAUL LEE, CENTURY ENGINEERING, INC.

Name - Type or Print

Signature

32 WEST ROAD

410-823-8070

Address

Telephone No.

TOWSON, MD

21204

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 02-277-X

REV 09/15/98

Legal Owner(s):

EDWARD M. McFADDEN

Name - Type or Print

Signature

MARY M. McFADDEN

Name - Type or Print

Signature

4307 SIHLER OAKS TRAIL 443-394-8099

Address

Telephone No.

OWINGS MILLS

MD

21117-4891

City

State

Zip Code

Representative to be Contacted:

PAUL LEE, CENTURY ENGINEERING, INC.

Name

32 WEST ROAD

410-823-8070

Address

Telephone No.

TOWSON

MD

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRF Date 1-3-02

4307 SIHLER OAKS TRAIL
ELEC. DIST 2 - BALTIMORE COUNTY, MD

Beginning for the same at a point on the east side of Sihler Oaks Trail, said point also being located northwesterly 295'± from the center of Mink Hollow Court, thence running with and binding on said east side of Sihler Oaks Trail; 1) N 18° 36' 26" west - 10.00', thence leaving the east side of said road for the 5 following courses end distance, 2) N 71° 23' 34" east - 120.50', 3) N 82° 38' 44" east - 45.24', 4) S 48° 08' 32" east - 83.51', 5) S 54° 21' 19" west - 102.35', 6) N 34° 54' 55" west - 105.73', and 7) S 71° 23' 34" west - 78.50' to intersect the east side and Sihler Oaks Court and said point of beginning.

Containing 9.975 S.F. of land more or less.

W:\fileLogin2\Land-Dev\LD01\deso\SihlerOaksTrail-PL-12-11-01



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **08816**

DATE 1-3-02 ACCOUNT 001-006-6150
AMOUNT \$ 300.00

RECEIVED FROM: EDWARD MYLES MCFADDEN
4307 SIKLER OAKS TRAIL ITEM # 277
FOR: TAKEN BY: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
1/03/2002	1/03/2002	10:03:34
REL 18302	CASHIER SMAT SHM	DRWEN 2
>>RECEIPT # 186306		OFLN
Desc	5 528 ZONING VERIFICATION	
CR NO.	008816	
Recpt Tot	300.00	
300.00	CK	.00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-277-X
4307 Sihler Oaks Trail
E/S Sihler Oaks Trail, 295'
+/- N centerline Mink Hol-
low Court

2nd Election District
3rd Councilmanic District
Legal Owner(s):

Edward C. Fadden

Special Exception: to use
the property for profes-
sional office in a D.R.3.5
zone (CPA).

**Hearing: Friday, March 8,
2002 at 9:00 a.m. in Room
407, County Courts Build-
ing, 401 Bosley Avenue.**

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

2/23/ Feb. 21 0521610

CERTIFICATE OF PUBLICATION

2/21/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 2/21/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE Case No 02-277-X

Petitioner Developer M^{rs} FADDEN, ETAL
% PAUL LEE

Date of Hearing Closing 3/8/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens
MR. GEORGE ZAHNER

Ladies and Gentlemen:

It's Fax Note 7671		Date	# of Pages
To	ROBIN/BETTY	From	O'KEEFE
Co./Dept.	ZONING COMM.	Co	
Phone #	437-4380	Phone #	666-5366
Fax #	887-3468	Fax #	666-0929

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at: #4307 SHLER OAKS TRAIL

The sign(s) were posted on

2/22/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/22/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD, 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410 905-557
(Telephone Number)

ZONING NOTICE

CASE # 02-277-X

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: ROOM 407, COUNTY COURTS BLDG - 401 BOSLEY AVE

DATE AND TIME: FRIDAY, MARCH 8, 2002 9:00AM.

SPECIAL EXCEPTION TO USE THE
PROPERTY FOR PROFESSIONAL OFFICE (IN
A DR 35 ZONE (CPA))
#4307 SHLER OAKS TRAIL - M^{rs} FADDEN.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-1391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW.
HANDICAPPED ACCESSIBLE O'KEEFE 666-5366

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-277-X

Petitioner: EDWARD M. & MARY M. MCFADDEN

Address or Location: 4307 SIHLER OAKS TRAIL

PLEASE FORWARD ADVERTISING BILL TO:

Name: EDWARD M. & MARY M. MCFADDEN

Address: 4307 SIHLER OAKS TRAIL
DWINGS MILL, MD 21117-4891

Telephone Number: 443-394-8099

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 21, 2002 Issue – Jeffersonian

Please forward billing to:

Edward M McFadden
4307 Sihler Oaks Trail
Owings Mills MD 21117-4891

443 394-8099

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-277-X

4307 Sihler Oaks Trail

E/S Sihler Oaks Trail, 295' +/- N centerline Mink Hollow Court

2nd Election District – 3rd Councilmanic District

Legal Owner: Edward C Fadden

Special Exception to use the property for professional office in a D.R.3.5 zone (CPA).

HEARING: Friday, March 8, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D 2
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 30, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-277-X
4307 Sihler Oaks Trail
E/S Sihler Oaks Trail, 295' +/- N centerline Mink Hollow Court
2nd Election District – 3rd Councilmanic District
Legal Owner: Edward C Fadden

Special Exception to use the property for professional office in a D.R.3.5 zone (CPA)

HEARING: Friday, March 8, 2002 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon 602
Director

C: Mary M & Edward M McFadden, 4307 Sihler Oaks Trail, Owings Mills 21117-4891
Paul Lee, Century Engineering Inc, 32 West Road, Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 21, 2002.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 1, 2002

Mary M & Edward M McFadden
4307 Sihler Oaks Trail
Owings Mills MD 21117

Dear Mr. & Mrs. McFadden:

RE: Case Number: 02-277-X, 4307 Sihler Oaks Trail

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 3, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Paul Lee, Century Engineering Inc, 32 West Road, Towson 21204
People's Counsel

Come visit the County's Website at www.co.ba.md.us



AW
3/8

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 4, 2002
Item No. 277

DATE: February 28, 2002

The Bureau of Development Plans Review has reviewed the subject zoning item.

The property for this special exception is known as a panhandle lot. Per the Development Regulations, Section 26-266 Panhandle driveways Item No. 9. "No parking shall be permitted along a panhandle driveway". Parking spaces must be shown on site to satisfy the parking requirements.

RWB:HJO:cab

cc: File

ZAC-2-4-2002-ITEM NO 277-02282002.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 31, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

Item No.: 265, 266, 272, 277, 281, 286, 288, 291, & 292

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



JS
3/8

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd Taylor
DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

263 - 265, 268, 271, 272, 275 - 277, 279 - 281, 283, 284, 286, 287, 290 - 292

Agricultural Preservation is still reviewing Zoning Items: 270, 273, 278, and 288.

Les
3/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

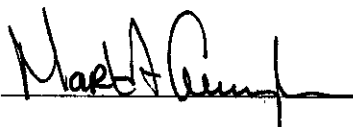
DATE: February 22, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-277,02-294, 02-295, 02-296

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

_____

Section Chief:

_____

AFK/LL:MAC

Ms 20



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.29.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 277

JRF

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
4307 Sihler Oaks Trail, E/S Sihler Oaks Tr,
295' +/- N of c/l Mink Hollow Ct
2nd Election District, 3rd Councilmanic

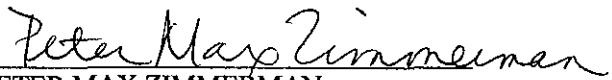
Legal Owner: Edward M. & Mary M. McFadden
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-277-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Paul Lee, 522 Holden Road, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Paul Lee

32 West Road 21204

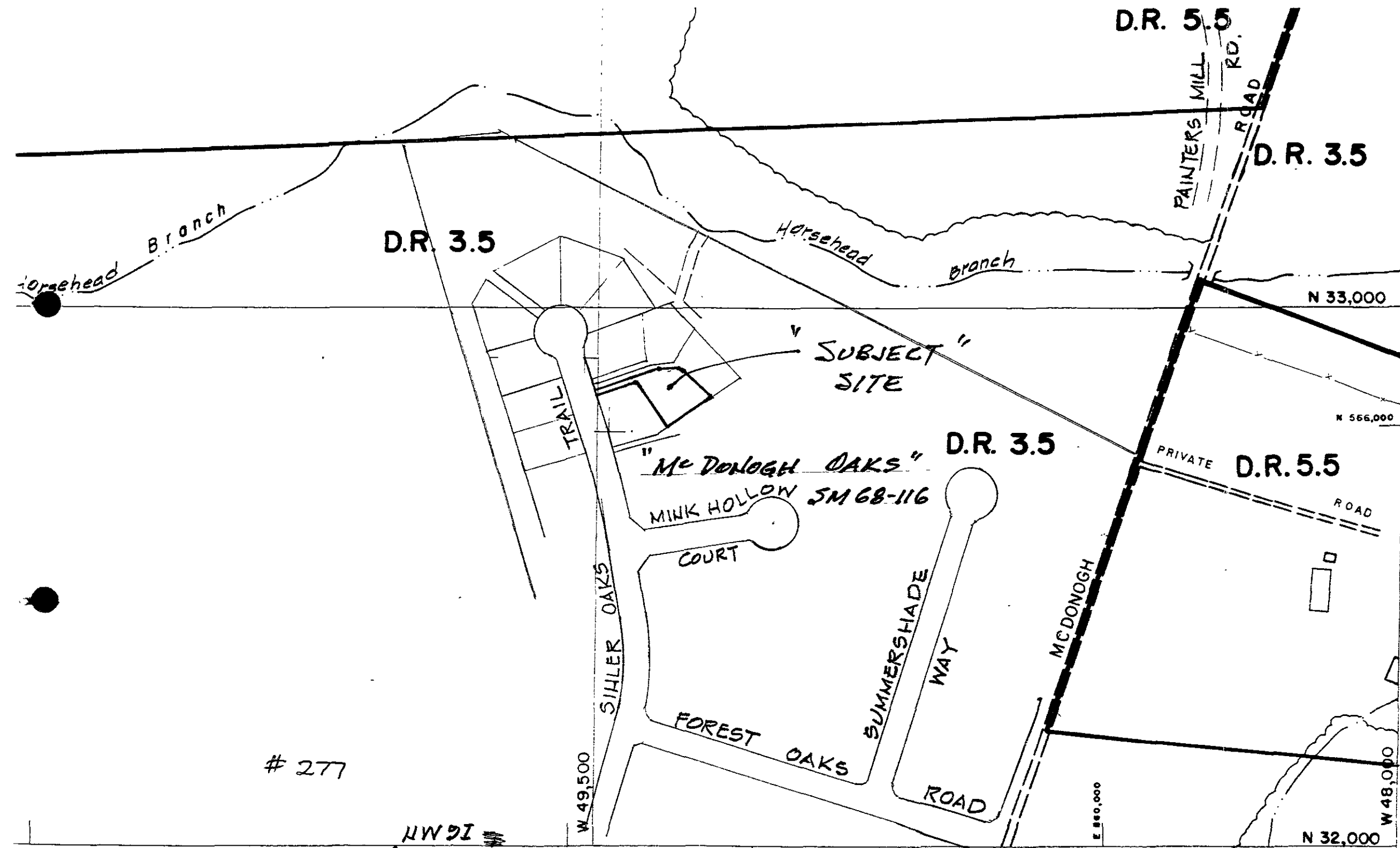
Mary McFadden

4307 Silver Oaks Trail Owings Mills

E. M. Kachur

"





TY

SCALE

" = 200' +

LOCATION

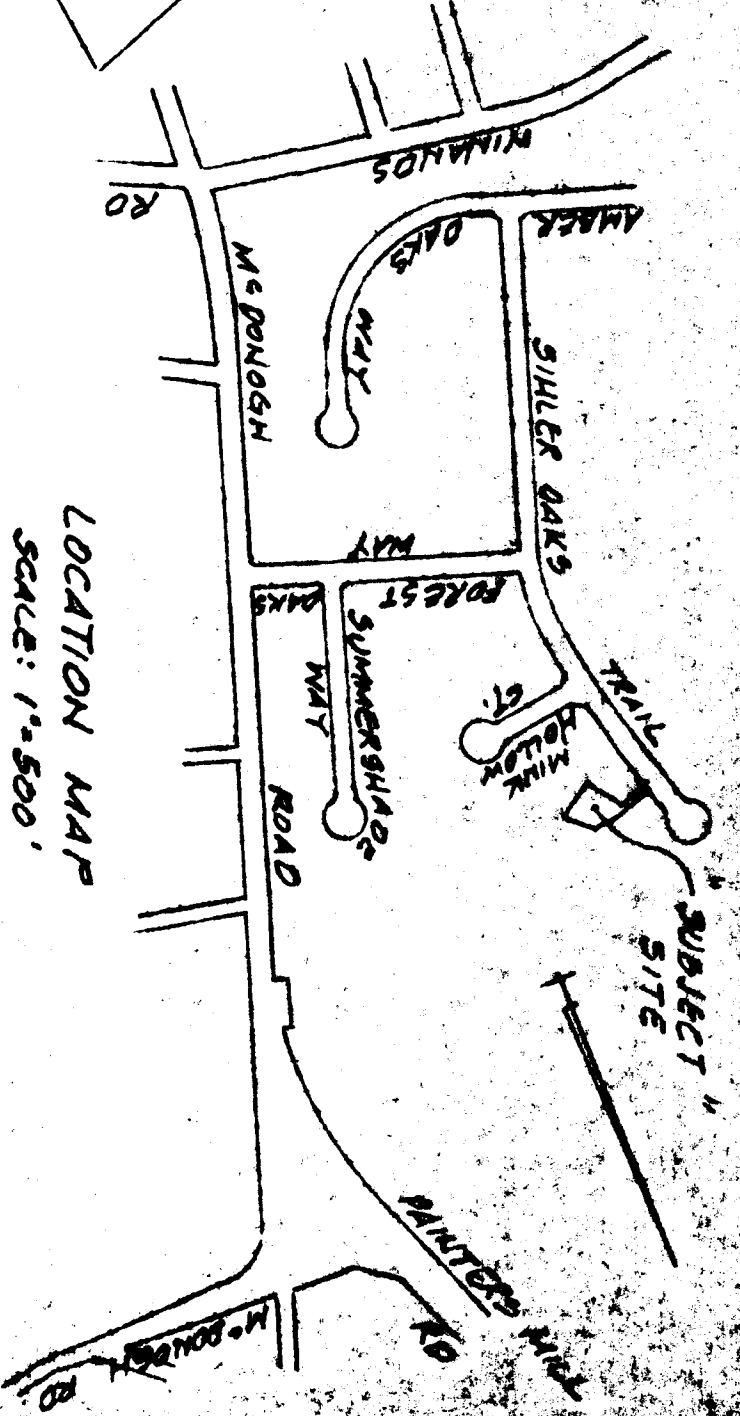
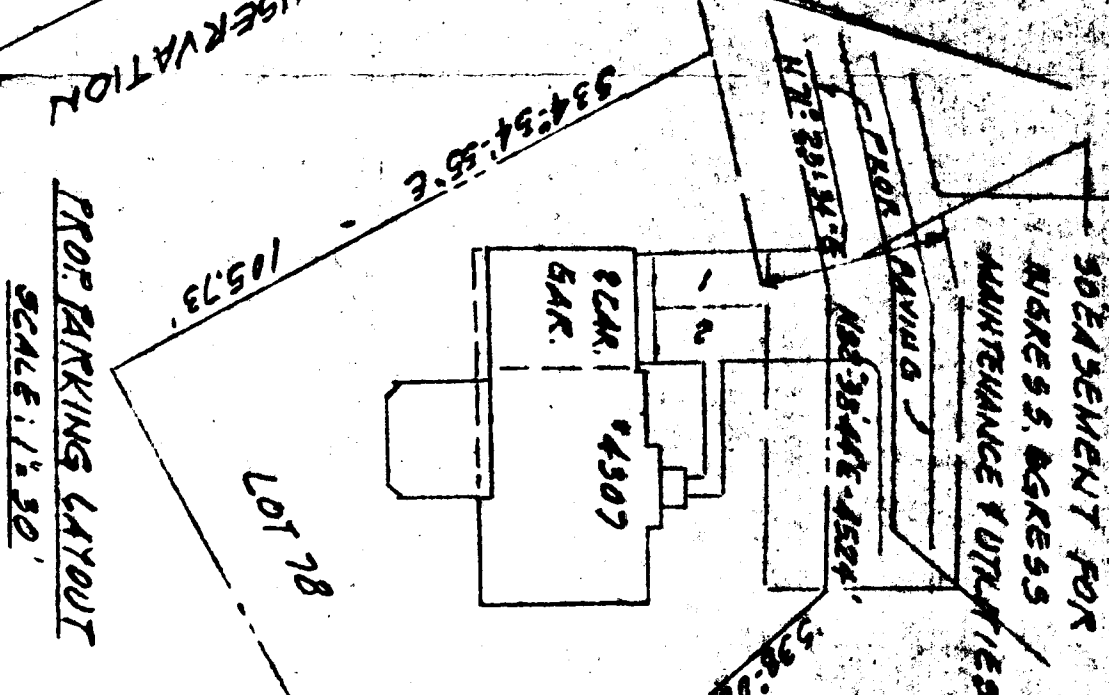
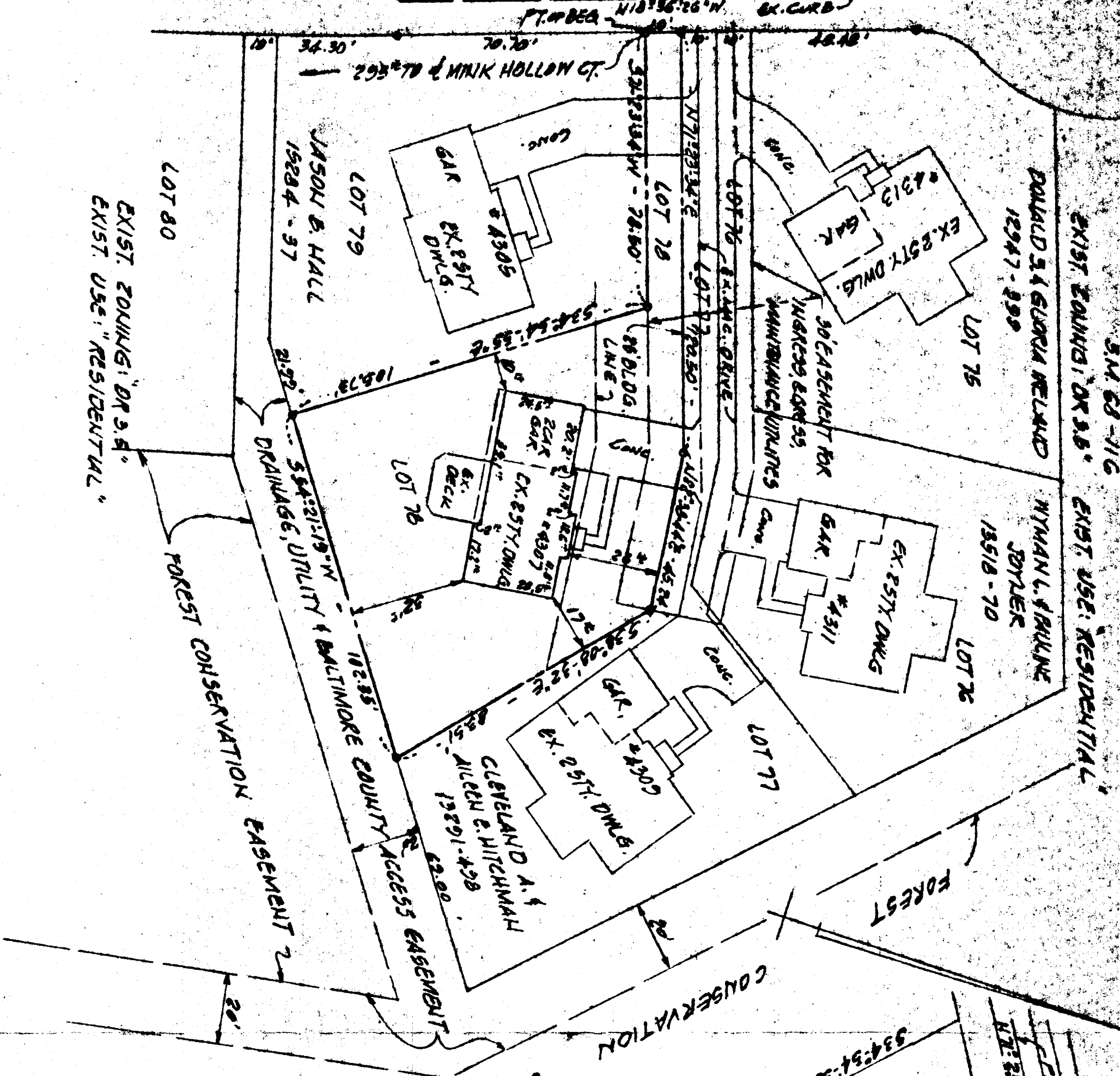
#4307 SIHLER OAKS TRAIL

SHEET

NW 91

EXIST. USE: RESIDENTIAL

TRAIL



1. AREA OF PROPERTY = $2,975.5\text{ ft}^2 (0.229\text{ AC})$ GR0553-02253.5.F (0.235 AC.)
2. EXISTING ZONING OF PROPERTY = "DR 3.5"
3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY = "DR 3.5"
5. PROPOSED USE OF PROPERTY = "RESIDENCE & PROFESSIONAL OFFICE"
6. AREA OF EXISTING 2-STY. DWELLING:
1. 1ST FLOOR = (INCL. GARAGE) = $1,432.5\text{ ft}^2$
2. 2ND FLOOR = 735.5 ft^2
3. BASEMENT = 245.5 ft^2
TOTAL $3,112.5\text{ ft}^2$
7. AREA OF PROPOSED PROFESSIONAL OFFICE REFINISHED:
25% (3,112) = 780.5 ft^2 (85% RET. 1432) = 360.5 ft^2
8. AREA OF PROPOSED PROFESSIONAL OFFICE
3. REQUIRED OFF-STREET PARKING = $153.28 \times 3.3\text{ ft}^2/1,000\text{ SF} = 0.5 - 1\text{ ft}^2$
16. NO. OF PARKING SPACES: REQD. 1+2 = 3, SHOWN 1+2+4 (SEE PARKING LAYOUT.
11. PETITIONER REQUESTING A SPECIAL EXCEPTION TO PERMIT 25% OF A
RESIDENCE TO BE USED AS A PROFESSIONAL OFFICE (C.F.A. LIC. #9340) IN A
"DR 3.5" ZONE
12. ALL VISITS BY APPOINTMENT ONLY.
13. PROPOSED SIGNAGE ACCORDANCE WITH SECT. 450 f EXISTING ZONING POLICES
14. PROPERTY SERVED BY PUBLIC UTILITIES.
16. PROPERTY HAS NO ZONING HISTORY.
17. BALTIMORE COUNTY ZONING MAP "UN21" SCALE: 1"=200'

PLAT TO ACCOMPANY PETITION
FOR

SPECIAL EXCEPTION
4307 SILER OAKS TRAIL

ELECT. DIST 2C3 BALTIMORE CO., MD.
SCALE: 1"=30' DEC 21, 2001

Box #1

ENGINEER:
CENTURY ENGINEERING, INC.
32 WEST ROAD
TOMSON HARTLAND NY 12084
4091 824-0710

